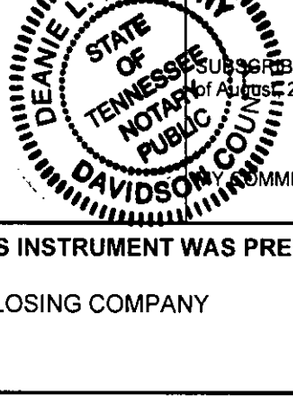
# WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Carl McWhirter | Same as New Owner | 02609003800 |
| (NAME) | (NAME) | |
| 2210 Crocker Springs Road | | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans: T20140058551 DEEDWARR
Recvd: 08/11/14 10:30 2 pgs
Fees: 13.00 Taxes: 592.00
20140811-0072030

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Allison Hines, Individually and as Devisee under the Last Will and Testament of Glera W. Sisk*, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl McWhirter, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*deceased

LAND IN THE CITY OF GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE, located at the southwest corner of the intersection of the relocated Moss Trail and New Two Mile Pike or Frances Street described as follows: BEGINNING at a hub where the southwesterly R.O.W. of proposed New Two Mile Pike intersects the northerly line of Lot No,. 42 on the plat of Goodlettsville Heights, Section 2, of record in Book 1424, Pages 120 and 121 in the Register's Office for Davidson County, Tennessee, said point being North 89 degrees 34' West 91.1 feet from the original northeast corner of Lot No. 42 on the aforesaid plat and being in the southerly line of the E. H. Drake land; thence with the line between Lot No. 42 on the aforesaid plat and the property of Drake, and along the proposed R.O W. of the New Two Mike Pike, North 89 degrees 34' West 71.90 feet to a hub; thence along said proposed R,O.W. of Two Mike Pike, severing Lot No. 42, on aforesaid plat, South 45 degrees 25' East 130.00 feet to an iron stake (which point is 2.5 feet inside an easement to American Tele. & Tele. Co. for an underground cable); thence continuing with said R.O,W., South 44 degrees 22' West 46.70 feet to an iron stake in the common line of Lots 41 and 42, Goodlettsville Heights, Section 2; thence with the line between Lots 41 and 42, North 60 degrees 15' West 18.90 feet to an iron stake; thence continuing with said line between Lots 41 and 42, North 88 degrees 53' West 131.90 feet to an iron stake; thence severing Lot No. 42 on aforesaid plat and the E. H. Drake property, North 1 degree 46' West 276.70 feet to an iron stake in the southwesterly R.O.W. of New Two Mile Pike; thence with said R.O.W., South 45 degrees 38' East 235.00 feet to the point of beginning containing 29,720 square feet or .07 acres according to a survey by Parrish Engineers, Inc. Nashville, Tennessee dated Jan. 12, 1968, Survey No. 67-702 and a survey by Wayne Cooper, Sr. dated October 27, 1970.

Being the same property conveyed to Allison Hines Burch by Quitclaim Deed from Stephen Mayo Burch, Executor of the Estate of Glera W. Sisk, deceased, which deed is dated May 31, 1994 and is of record in Book 9384, Page 473, Register's Office for Davidson County, Tennessee. The said Allison H. Burch executed a Quitclaim Deed for the express purpose of making a reconveyance of subject property to vest title in her legally restored maiden name, Allison Hines, which Quitclaim Deed is dated Juty 26, 1999 and is of record in Book 11698, Page 28, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2014 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHTS-OF-WAY OF MOSS TRAIL AND RIVERGATE PARKWAY AND FURTHER SUBJECT TO EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH NO. OF RECORD IN BOOK 1229, PAGE 141, AND SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAT OF GOODLETTSVILLE HEIGHTS, OF RECORD IN PLAT BOOK 1424, PAGES 120-121, SAID REGISTER'S OFFICE.

The above conveyed property is not the principal residence of the Grantor named herein.

unimproved ☐

This is improved ☑ property, known as 458 Moss Trail, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of August, 2014.

Allison Hines
**Individually and as Devisee Under the LastWill and Testament of Glera W. Sisk, deceased**

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8th day of August, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Allison Hines**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115